



67 QUAKER LANE, DARLINGTON, DL1 5PB

Offers In The Region Of £77,500

Ideally positioned for walking distance to the town centre, local Sainsbury's supermarket, Darlington Train station and the historic South Park along with excellent road links, the property at Quaker Lane is sure to have great appeal. For those buyers looking for convenience of the location at an attractive price we offer for sale an upgraded One Bedroomed, First floor studio apartment. Boasting refitted Kitchen and shower room and cabinetry to the reception/bedroom.



TENURE: Leased hold with a 999 year lease starting from 1996
 COUNCIL TAX: A

COMMUNAL ENTRANCE

With intercom access the communal reception hallway has a door to the rear for access to the garden and carpark and a staircase leading up to the first floor.

RECEPTION HALLWAY

LOUNGE/BEDROOM

14'9" x 10'2" (4.50 x 3.10)

With two windows overlooking the rear aspect. The fitted wardrobe has sliding doors and ample storage and there is a double futon pull out bed.

KITCHEN

9'6" x 5'2" (2.9 x 1.60)

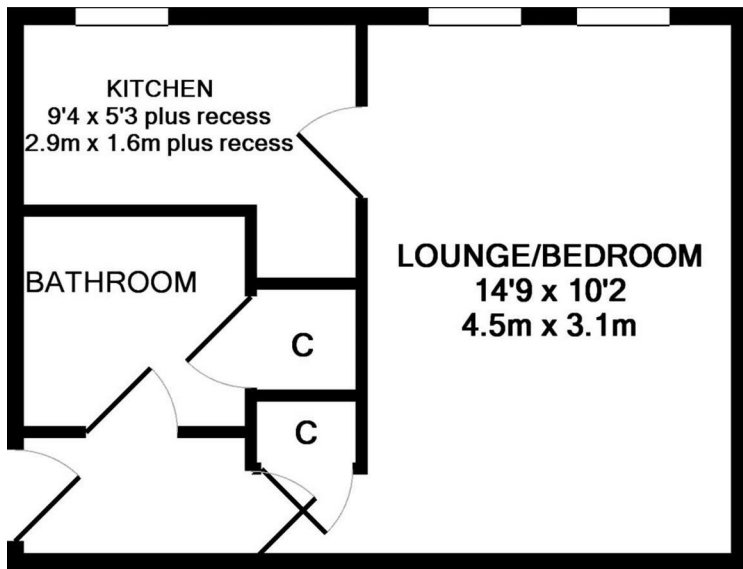
Upgraded and refitted with a quality range of light oak wall, floor and drawer cabinets with complementing work surfaces and textured sink. There is an integrated electric oven and electric hob with stainless steel extractor hood. There is also an integrated fridge and a microwave and plumbing for an automatic washing machine. The room has a window overlooking the communal rear garden.

SHOWER ROOM/WC

Waterfall mains fed shower, the handbasin in within a useful vanity storage cabinet and there is a low level WC. The room has been finished with easy to maintain wall panelling and there is also an extractor fan.

COMMUNAL GARDENS

Sitting in well maintained communal gardens with lawned areas and established trees and shrubs. There is also an allocated parking space to the rear of the property.



TOTAL APPROX. FLOOR AREA 288 SQ.FT. (26.8 SQ.M.)
 Not to scale-for general guidance only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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